



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE September 1, 2006 LOCAL EFFECTIVE DATE September 15, 2006 APPROX FINAL EFFECTIVE October 6, 2006	CONTACT/PHONE Marsha Lee 788-2008	APPLICANT Harlan DeGroodt/Dave Brown	FILE NO. DRC2005-00150
SUBJECT Request by Harlan DeGroodt for a Minor Use Permit/Coastal Development permit to allow the construction of a new 3218 square foot, one-story single family dwelling including a 870 square foot three-car attached garage, and a 600 square foot guest house on Lot 7 of Tract 1804. The project will result in approximately 2100 cubic yards of fill and the disturbance of approximately 13,000 square feet of a 20,000 square foot building envelope, of a 1.37-acre parcel. The proposed project is within the Rural Lands land use category and is located at 6185 Brighton Lane, north of Weymouth Street in the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2005-00150 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The proposed project is consistent with the previously certified Environmental Impact Report for the Cambria Pines Estates Tract Map 1804/Development Plan/Coastal Development Permit, Tract 1804, D910279D.			
LAND USE CATEGORY Rural Lands	COMBINING DESIGNATION Local Coastal Program Area	ASSESSOR PARCEL NUMBER 013-085-007	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Site Selection, Setbacks, Height, Footprint and Gross Structural Area Limitations, Guesthouse <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Program <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

EXISTING USES: Vacant	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Rural Lands/Residential <i>South:</i> Residential Single Family/Residential <i>East:</i> Residential Multifamily/Residential <i>West:</i> Recreation/Highway 1	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Cambria Community Services District-Fire, Cambria Community Services District-Water and Sewer, and the California Coastal Commission	
TOPOGRAPHY: Moderately sloping	VEGETATION: Monterey pine trees, cypress trees, grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Cambria Fire Department	ACCEPTANCE DATE: July 24, 2006

DISCUSSION

TRACT1804/DEVELOPMENT PLAN D910279D CONDITONS OF APPROVAL/EIR MITIGATION MEASURES

Previously approved Tract 1804 and Development Plan authorized a cluster division consisting of 18 lots with designated building envelopes. The area outside of the designated envelopes is approximately 342 acres in size and in an Open Space Agreement granted to the County of San Luis Obispo, dated June 20, 2000. The total tract acreage of the subdivision is 380 acres. The subject property is Lot 7, a 1.37 acre parcel with a building envelope of approximately 20,000 square feet. The proposed total area of disturbance is approximately 13,000 square feet of an approximately 20,000 square foot building envelope. Four existing pine trees may be impacted, by the development, one pine is proposed to be removed, and 3 pines which may be impacted by grading fill. The intent is to protect the 3 pines during grading fill operations. 16 pines will be planted to mitigate loss of 1 to 4 pine trees. Pine tree plantings and the existing pine and cypress trees located along Highway 1, and to the north and south of the site will provide screening for the project.

The majority of the conditions and mitigation measures were implemented prior to recordation of Tract 1804. Conditions and mitigation measures related to construction vehicles and fencing are discussed below.

Construction Traffic

Construction traffic may enter the site using Brighton Lane.

Fencing

Fencing is not permitted on property lines for this lot. Guidance markers may be used for reference of lot boundaries. Prior to issuance of construction permits, applicant shall submit plans for any proposed fencing to be approved by the Department of Planning and Building.

Visual Resources

A Visual Analysis for the Harlan DeGroodt Residence, Cambria, California, APN 013-085-007 was prepared by Andrew Merriam, MBA Planning Group, dated June 14, 2006. The report concludes that the project will not generate significant visual impacts as conditioned because the structure does not silhouette, no view is blocked nor is a scenic vista adversely affected. This lot is visible from Highway 1 but significant visual impacts will not be generated because of design elements including articulated architectural roof forms, deep roof overhang to cast shadow, roof height so as to not silhouette the skyline, muted and mixed nature of building colors, and absence of a visual chimney. Structure height is limited to 18.5 feet from average finished grade at approximately 80 foot elevation, (98 foot maximum structure height elevation). Tree replacement and additional landscaping was added to further screen the residence. The natural berm and existing vegetation will screen the residence from northbound vehicles on Highway 1. The view from southbound vehicles, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria means that the addition of this structure will not be an intrusion on the expectations of the viewer. In addition, the structure will not silhouette the skyline.

Cambria Pines Estates Design Guideline Manual The EIR included the preparation of the Cambria Pines Estates Design Guideline Manual to provide common standards for development in Tract 1804. Tract 1804 and Development Plan D910279D conditions of approval require consistency with this design manual. The design manual includes standards for site development, building design, landscape design, and tree protection and requires approval from the Design Review Committee prior to Minor Use Permit application. The Design Review Committee (letter dated June 15, 2006 from RRM group acting for the committee) found the proposed project to be in general compliance with the design guidelines and approved the plan submittal as complete and ready for County review. Any plan changes shall be provided to the Design Review Committee.

The applicant is proposing materials and color that blends the structure with the surroundings, (e.g. muted neutral brown and dark green tones, stone, cedar shingles and dark brown cement roofing.)

PLANNING AREA STANDARDS:

Site Selection: Primary site selection for new development is to be within the building envelope in locations less visible from Highway 1. The natural berm and existing vegetation will screen the residence from northbound vehicles on Highway 1. The view from southbound vehicles, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria means that the addition of this structure will not be an intrusion on the expectations of the viewer. The structure will not silhouette the skyline and building colors will be muted neutral tones to blend with the surroundings.

Setbacks: Required setbacks are: front – 20', side – 10', rear 30' and the setbacks for the proposed project are in compliance.

Height: The maximum height is 24' from average finished grade. The project proposed maximum height is 18.5'm, with the average finished grade at 80 feet. (Note: The existing topography will be raised approximately 3-5 feet with approximately 2100 cubic yards of fill to protect archaeology.

Guesthouse: A guesthouse may not be located any further than 50 feet from the primary residence. The proposed guesthouse is located within approximately 20 feet from the residence.

The floor area maximum for a guesthouse is 600 square feet and the proposed guesthouse is conditioned to comply with this requirement.

Design Review:

As required by the conditions of the original tract map, RRM Design Group has reviewed the project as the Cambria Pines Estates Design Review Committee and has approved the site plan and design.

LAND USE ORDINANCE STANDARDS:

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan. The approval of the Coastal Development Permit meets this requirement.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies; the most relevant policies are discussed below.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. *Conditioned for water and sewer will serve letters from Cambria Community Services District. Retrofit fees are due after CCSD review of floorplans. Water conservation conditions apply.*

Coastal Watersheds:

Policy 7: Siting of new development: *The proposed project is consistent with this policy because the new residence is located on slopes of less than 20% and partially screened by existing and proposed tree plantings.*

Policy 8: Timing of new construction: *The proposed project is consistent with this policy because the project is required to prepare an erosion and sedimentation control plan and all sedimentation and erosion control measures will be in place before the start of the rainy season.*

Policy 10: Drainage Provisions: *The proposed project is consistent with this policy because the project is required to have a drainage plan that shows the construction of the new residence will not increase erosion or runoff.*

Hazards:

Policy 1: New Development: *The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.*

Policy 2: Erosion and Geologic Stability: *The proposed project is consistent with this policy because the structure is required to be designed to ensure structural stability while not creating or contributing to erosion of geological instability.*

Archaeology:

Policy 4: Preliminary Site Survey for Development within Archaeologically Sensitive Areas applies to the project. Cultural Resource Mitigation and Monitoring Plan for the GeGroodt Home, Lot 7, Tract 1804, Cambria Pines Estates was prepared by Parker & Associates, April 3, 2006. *The project will involve the placement of fill to protect archaeological site during and after house construction. A qualified archaeologist will be required to monitor the grubbing process (disturbance of the top 3 to 5 inches of soil), placement of the fill and initial trenching for construction footings. Due to the mitigation requirements for the archaeological resource on Lot 7, the transition slope for the fill will need to extend beyond the designated building envelope. This transitional fill will further protect archaeological resources on the parcel. The only way to prevent fill from extending beyond the building envelope would be to excavate a footing trench and place a retaining wall within the archaeological site, which would cause an unnecessary impact*

to the site that would otherwise be protected through the placement of fill. The project has been conditioned with specific fill requirements. The cisterns shall be placed underground outside of the archaeology site or not to extend below the required protection fill.

Visual and Scenic Resources:

Policy 2: Site Selection for New Development. A Visual Analysis for the Harlan DeGroodt Residence, Cambria, California, APN 013-085-007 was prepared by Andrew Merriam, MBA Planning Group, dated June 14, 2006. *The report concludes that the project will not generate significant visual impacts as conditioned because the structure does not silhouette, no view is blocked nor is a scenic vista adversely affected. This lot is visible from Highway 1 but significant visual impacts will not be generated because of the design elements including articulated architectural roof forms, restrict roof height to 18.5 feet from average finished grade so as to not silhouette the skyline, muted and mixed nature of building colors, and absence of a visual chimney. Tree replacement and additional landscaping will further screen the residence. The natural berm and existing vegetation will screen the residence from northbound vehicles on Highway 1. The view from southbound vehicles, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria means that the addition of this structure will not be an intrusion on the expectations of the viewer. In addition, the structure will not silhouette the skyline.*

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: North Coast Advisory Council- approval, no comment

AGENCY REVIEW:

Public Works – Recommend approval, encroachment permit will be need for second driveway, North Coast Road fee due with building permit.

Cambria Community Services District-Fire – no response

Cambria Community Services District-Water and Sewer – The project is required to include a cistern for irrigation water. A “retrofit fee” shall be paid to district prior to issuance of the construction permit.

California Coastal Commission – no response

LEGAL LOT STATUS:

The 1 lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Marsha Lee and reviewed by Matt Janssen.

EXHIBIT A - FINDINGS

Minor Use Permit

- A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- F. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

CEQA

- G. No subsequent changes are proposed in the project which will require important revisions of the Environmental Impact Report (EIR) previously prepared for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D, due to the involvement of new significant environmental impacts not considered in the previously prepared EIR for the project.
- H. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require important revisions in the EIR due to the involvement of new significant environmental impacts not covered in the previously prepared EIR for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.
- I. No new information of substantial importance to the project has become available that was not known or could not have been known at the time the EIR was previously certified for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.

- J. The proposed project will not cause significant environmental effects.
- K. The project is consistent with the previously certified EIR for the Cambria Pines Estates Tract Map/Development Plan/Coastal Development Permit, Tract 1804 and D910279D.

Archeological Sensitive Area

- L. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected fill will be used to protect the archaeological resources.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes:
 - a. The construction of a new 3218 square foot, one-story single family dwelling including a 870 square foot three-car attached garage, and a 600 square foot guest house on Lot 7 of Tract 1804.
 - b. A maximum height of 18.5 feet from average finished grade at approximately 80 foot elevation, and a maximum house height elevation is 98'.
 - c. The removal/impact of 4 monterey pine trees, and replacement with 16 pine trees. Landscaping with drought tolerant plants per the approved landscape plan.
 - d. A guesthouse of approximately 600 square feet that may contain a living area, two bedrooms and one bathroom. No cooking or laundry facilities may be included and it cannot be used for occupancy independent from the principal residence or as a dwelling unit for rental.
 - e. Grading – approximately 1200 cubic yards of fill to protect the existing archaeological site.
 - f. Installation of underground cistern(s) equaling approximately 5000 gallons. The cisterns shall be placed underground outside of the archaeology site or not to extend below the protective fill.
 - g. No fencing is permitted on property lines. Submit fencing plans with landscape plan review if any fencing is proposed.

CONDITIONS REQUIRED TO BE COMPLETED AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMITS

Site Development

2. **At the time of application for construction permits**, the applicant shall submit plans that show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored. Prior to issuance of construction permits, applicant shall submit plans for any proposed fencing to be approved by the Department of Planning and Building.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of

the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Cambria Fire for this proposed project.

Services

5. **At the time of application for construction permits**, the applicant shall provide a letter from Cambria Community Services District stating they are willing and able to provide water and sewer service to property.
6. **Prior to approval of grading and construction permits**, the applicant must show that only the amount of fill necessary to allow for the protective archaeology fill and the sewer line to flow by gravity to the existing line at Brighton Lane.

Water Conservation

7. Ultra low flow toilets (1.6 gallons per flush maximum) shall be installed on all new construction in accordance with the Uniform Building Code. (Ultra low flow toilets are estimated to save approximately 22 gallons of water per capita per day.)
8. New development shall be required to utilize water conserving models of any appliances installed during construction. Such appliances would include, but not necessarily be limited to, dishwashers.
9. Connection fees and user fees shall be assessed by the CCSD to finance water delivery system improvements.
10. The Department of Planning and Building will verify that no irrigation shall occur within the tree dripline.

Drainage Plan/Sedimentation and Erosion Control Plan

11. **At the time of application for construction permits**, applicant shall submit drainage plan, sedimentation and erosion control plan to Public Works for approval.

Archaeology

12. **At the time of application for construction permits**, the applicant shall delineate the archaeological site(s) as Environmentally Sensitive Area(s) on the site plan, and shall show clean, sterile fill placed over the Environmentally Sensitive Area(s). A layer of other conspicuous material (e.g. fill of a noticeable different color and texture than native soil) shall be placed over the native soil prior to placement of the fill material. The fill shall be placed over the site so as to allow native soils to remain undisturbed.
13. **At the time of application for construction permits**, the applicant shall identify the archaeology monitor. All monitoring and reporting shall be consistent with the recommendations contained in the Cultural Resource Mitigation and Monitoring Plan for the GeGroodt Home, Lot 7, Tract 1804, Cambria Pines Estates was prepared by Parker & Associates, April 3, 2006.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT

Fees

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

No Net Increase in Water Use Allowed

15. **Prior to issuance of construction permit**, the applicant shall submit, for the Planning Director review and approval, evidence that the anticipated water use of this development has been completely offset through the retrofit of existing water fixtures within the Cambria Community Service District's service area or other verifiable action to reduce existing water use in the service area (e.g., replacement of irrigated landscaping with xeriscaping). The documentation submitted to the Planning Director shall include written evidence that the Cambria Community Service District (CCSD) has determined that the applicant has complied with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998 (ATTACHED AS Exhibit 6), and further modified by CCSD Board approval on November 14, 2002 (CCSD board item VIII.B), subject to the limitation that no retrofit credits shall have been obtained by any of the following means: a) extinguishing agricultural water use, or b) funding leak detection programs. Evidence of compliance with CCSD Ordinance 1-98 shall be accompanied by written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.

Landscape Plan

16. **Prior to issuance of a building permit**, the applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

CONDITIONS TO BE COMPLETED DURING PROJECT CONSTRUCTION

Building Height

17. The maximum height of the project is 18.5 feet from average finished grade at approximately 80 foot elevation, with a maximum elevation of 98 feet.
- a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Invasion Exotic Plants

18. **During project construction**, to control introduction of invasive exotic plants on-site, the following measures shall be implemented and incorporated into the design guidelines of the proposed project:
- Use only clean fill material (free of weed seeds) within the project area
 - Thoroughly clean all construction equipment prior to being moved onto and used at the site
 - Prohibit planting or seeding of disturbed areas with non-native plant species
 - Control invasive exotic weeds in all disturbed areas.

Noise

19. Project construction activities shall be limited to between the hours of 7am and 6 pm.

Archaeology Specific Fill Requirements

20. Prior to fill placement, grubbing within the site area should be monitored by a qualified archaeologist who can record and collect any significant features or artifacts that may be exposed.
21. An archaeologist shall also monitor fill placement as well as initial foundation and utility trenching and underground cistern placement to insure that trenches do not extend below the fill layer.
22. With the exception of grubbing, no other disturbance should take place to native soils (no over-excavation/recompaction etc.).
23. Fill soils must not contain historic or prehistoric cultural materials.
24. If tack driven equipment is used for fill placement, fill material should be pushed in front of the equipment so tracks ride atop the fill and not the native soil.
25. Once 8 to 10 inches of fill material has been applied, then a vibrating roller can be used for compaction purposes and compaction can proceed normally.

Archaeology

26. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
27. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
28. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Air Quality

29. **Prior to and during project construction**, the applicant shall ensure that all contractors' equipment is in proper operating condition and is in compliance with air

pollution control regulation. Dust generated by the development activities shall be kept to a minimum by following the measures listed below.

- a. **During project construction**, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities.
- b. **During project construction**, water trucks or sprinkler systems should be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the early morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- c. **During project construction**, dirt stock-piled areas should be sprayed daily as needed.
- d. **During project construction**, the amount of disturbed area should be minimized, and onsite vehicle speeds should be reduced to 15 mph or less.
- e. **During project construction**, exposed ground areas that are planned to be reworked at dates more than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.
- f. **Prior to completion of project construction**, the entire area of disturbed soil should be treated immediately by watering or revegetating or spreading soil binders to prevent wind pickup of the soil until the area is paved or otherwise developed so that dust generation will not occur;
- g. **During project construction**, grading and scraping operations should be suspended when wind speeds exceed 30 mph to reduce PM, emissions;
- h. **During project construction**, all roadways and driveways associated with construction activities should be paved as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

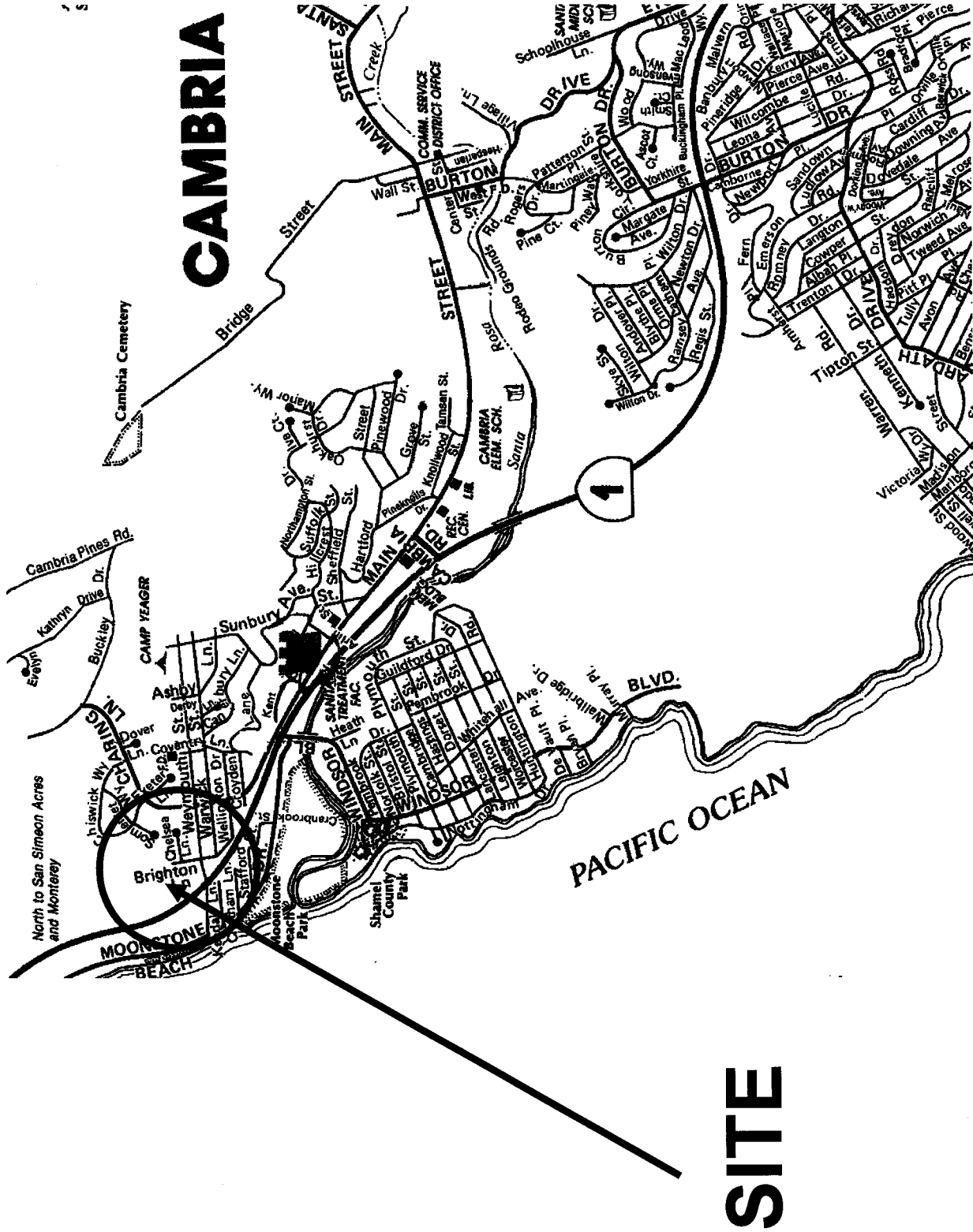
CONDITIONS TO BE COMPLETED PRIOR TO OCCUPANCY OR FINAL BUILDING INSPECTION /ESTABLISHMENT OF THE USE

30. **Prior to final inspection**, the applicant shall install all elements of the approved landscape plan including planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.
31. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire of all required fire/life safety measures.
32. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

33. **Prior to final inspection**, the Planning Department shall confirm painting per the approved color and materials board.
34. **Prior to final inspection**, the applicant shall submit an archaeology monitoring report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

ON-GOING CONDITIONS OF APPROVAL (VALID FOR THE LIFE OF THE PROJECT)

35. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
36. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.
37. Fencing is not permitted on property lines for this lot. Guidance markers may be used for reference of lot boundaries.



PROJECT

Minor Use Permit

DeGroodt DRC2005-00150

EXHIBIT

Vicinity Map





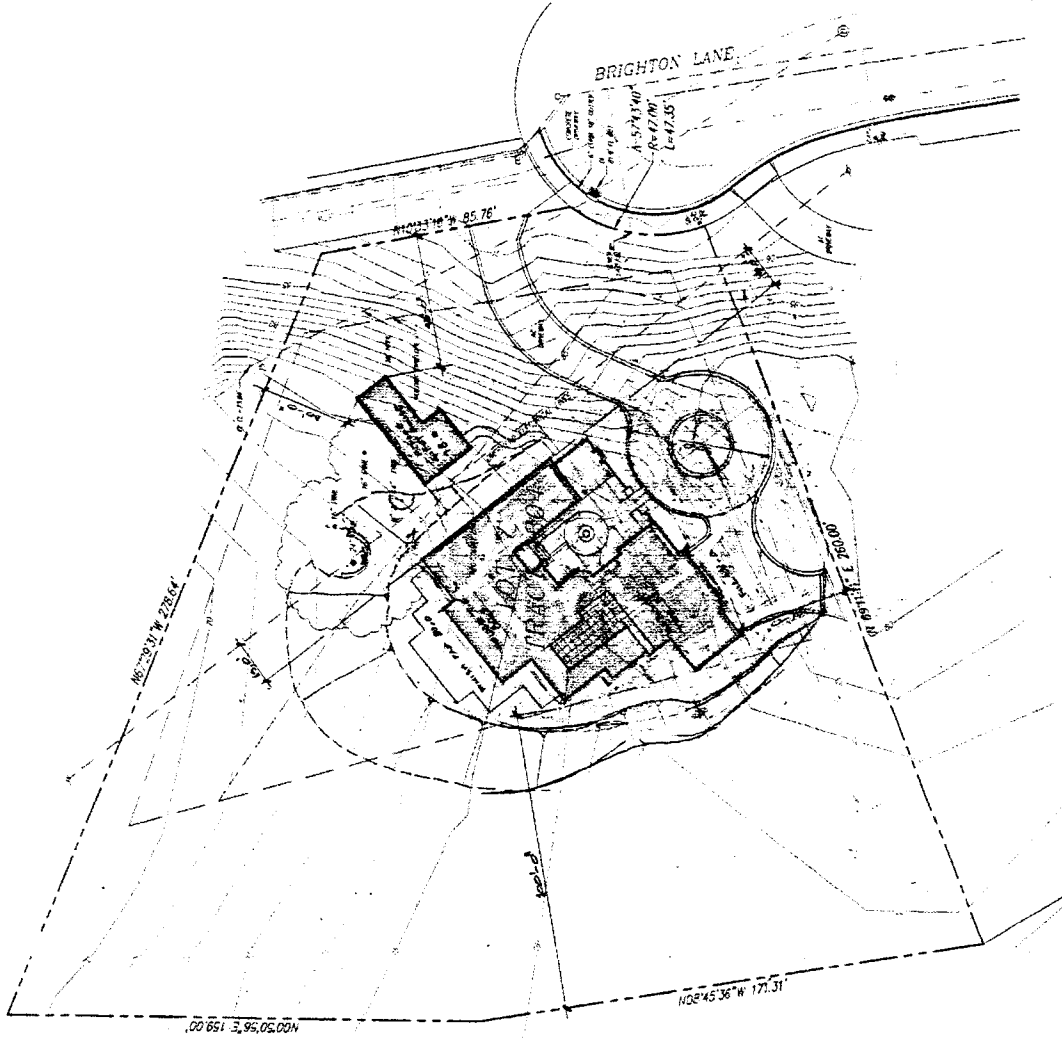
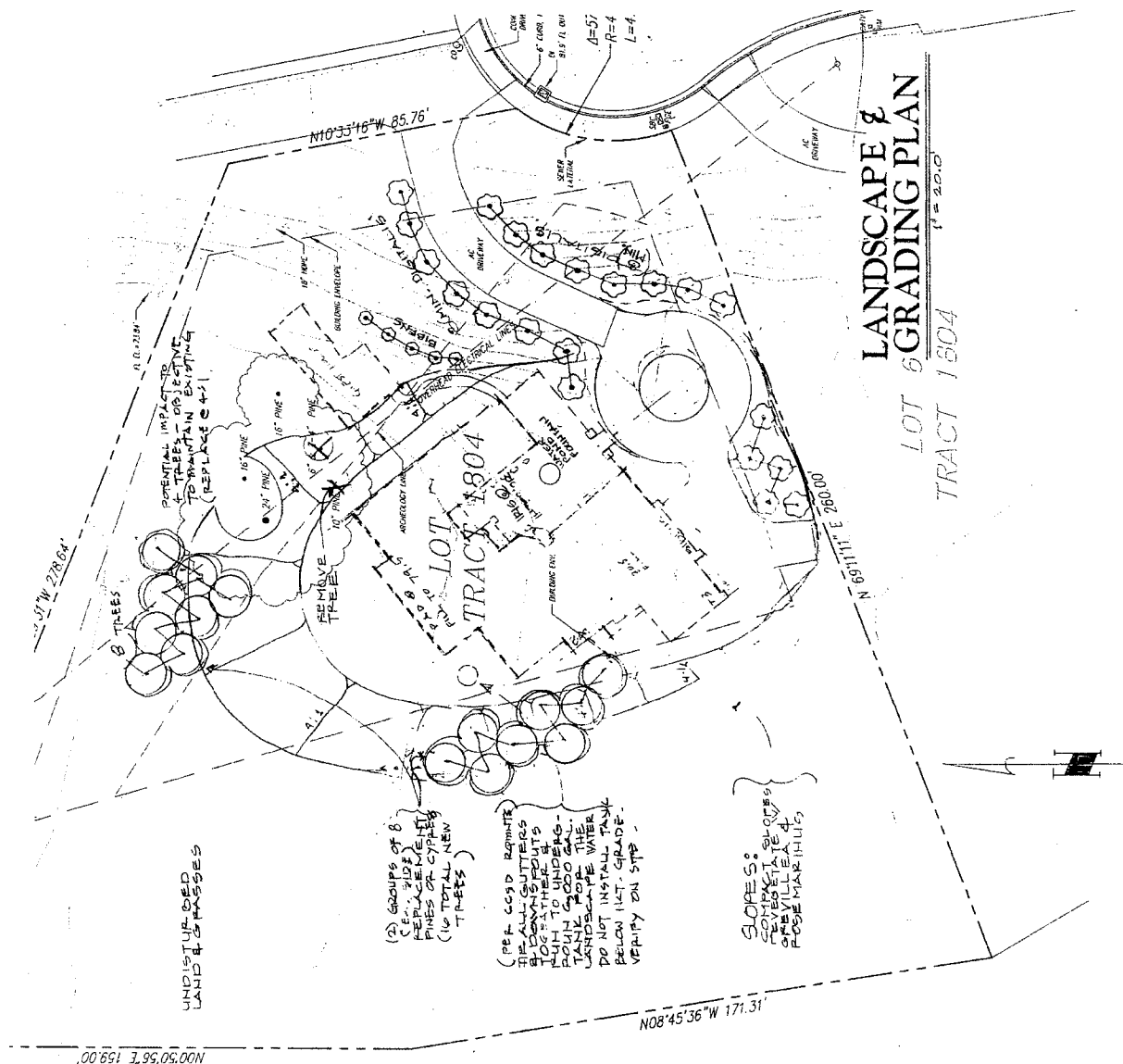


EXHIBIT
Site Plan



PROJECT
Minor Use Permit
DeGroodt DRC2005-00150



PROPOSED FLOOR PLAN
HOUSE - 10' x 10'

The floor plan is a symmetrical, rectangular layout. The central feature is a large, open area labeled "LIVING ROOM" and "DINING ROOM" which occupies the middle of the plan. To the left of this central area is a "MASTER SUITE #1" (10' x 10') and a "LIVING ROOM" (10' x 10'). To the right is a "MASTER SUITE #2" (10' x 10') and a "LIVING ROOM" (10' x 10'). A central "HALLWAY #1" runs vertically through the middle, connecting the suites and living areas. The plan also includes a "DINING ROOM" (10' x 10') at the bottom center, a "KITCHEN" (10' x 10') at the bottom left, and a "BATH" (10' x 10') at the bottom right. The overall dimensions are 10' x 10'.

PROPOSED FLOOR PLAN

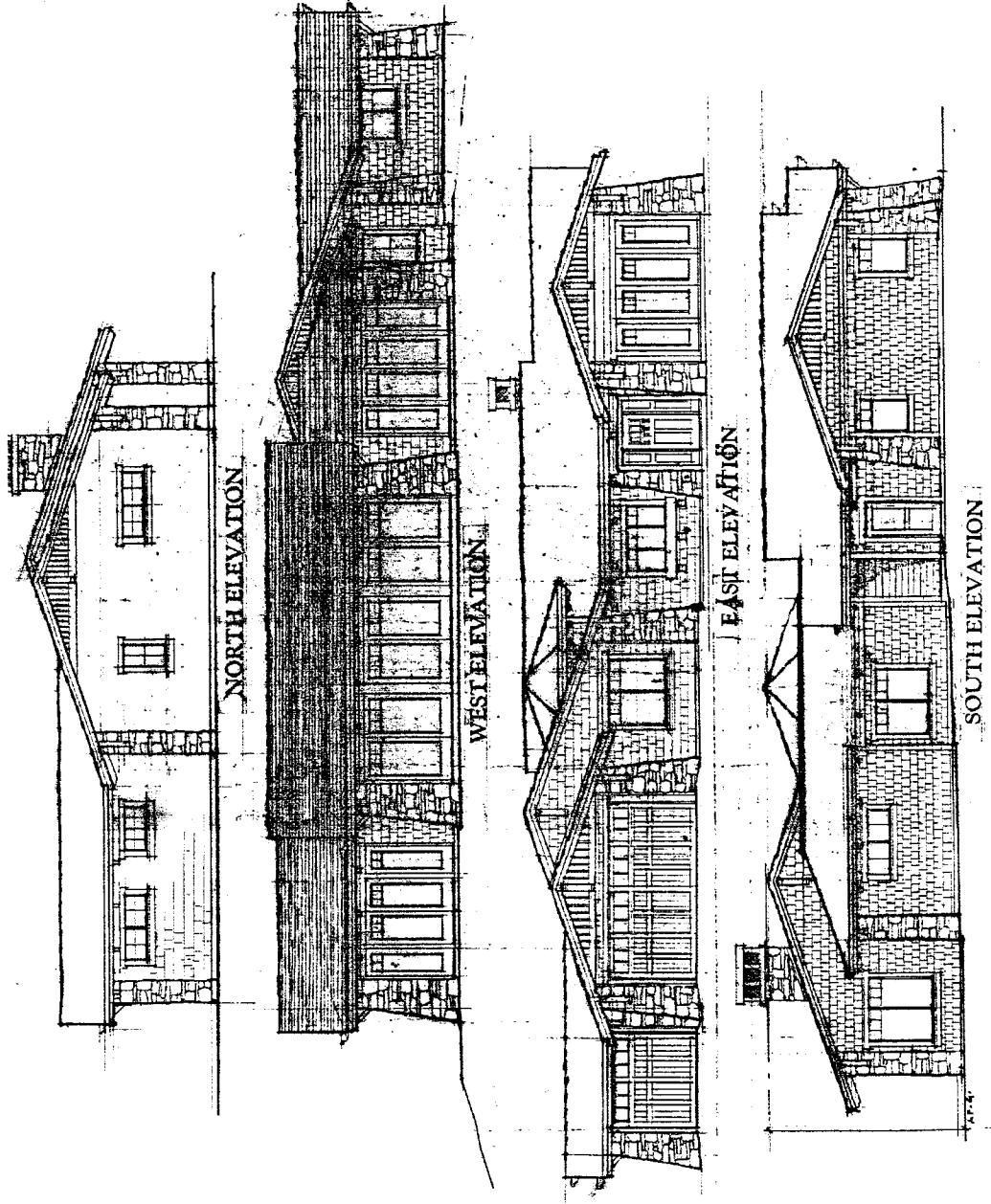


PROJECT

DEC 1
Minor Use Permit
DeGroot DRC2005-00150

EXHIBIT

Floor Plan



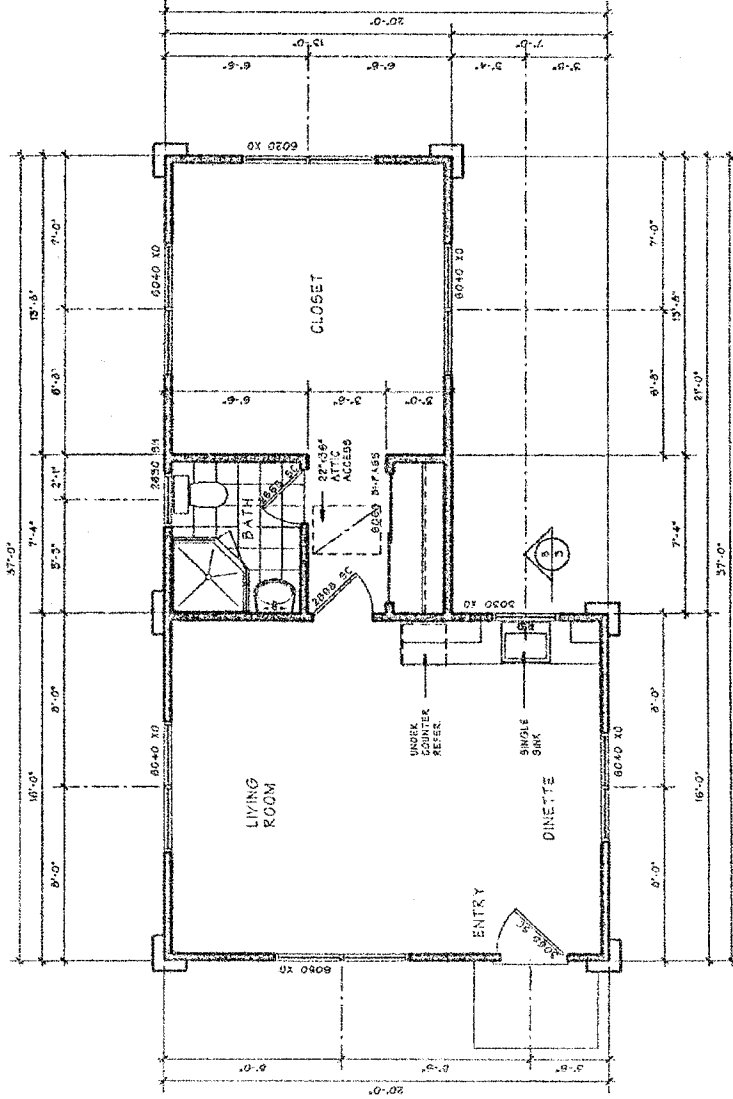
PROJECT

Minor Use Permit
DeGroot DRC2005-00150

EXHIBIT

Elevations





GUEST HOUSE FLOOR PLAN

533 SQ. FT. LIVING SPACE

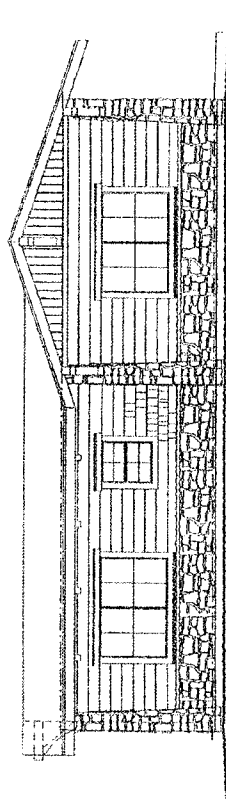
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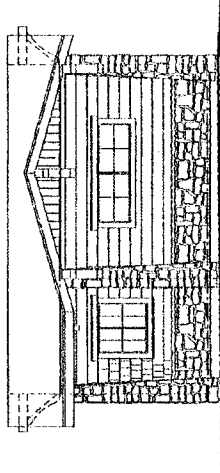
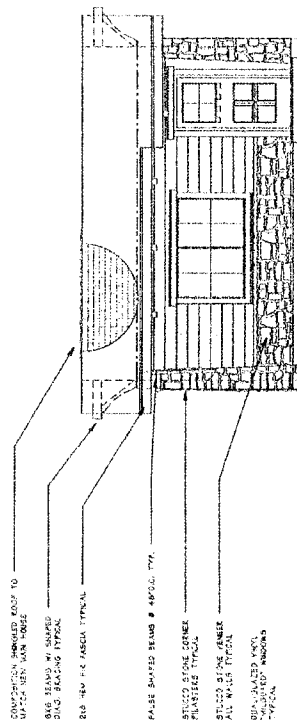


EXHIBIT

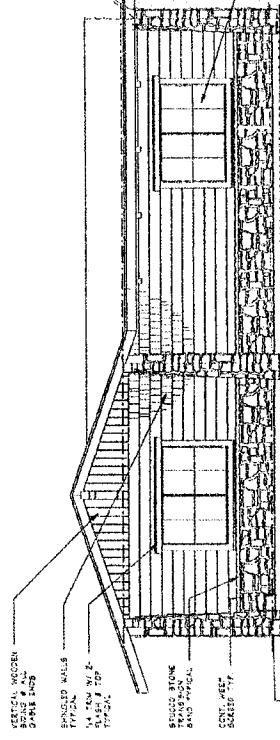
Guest House Floor Plans



LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

RIGHT SIDE ELEVATION

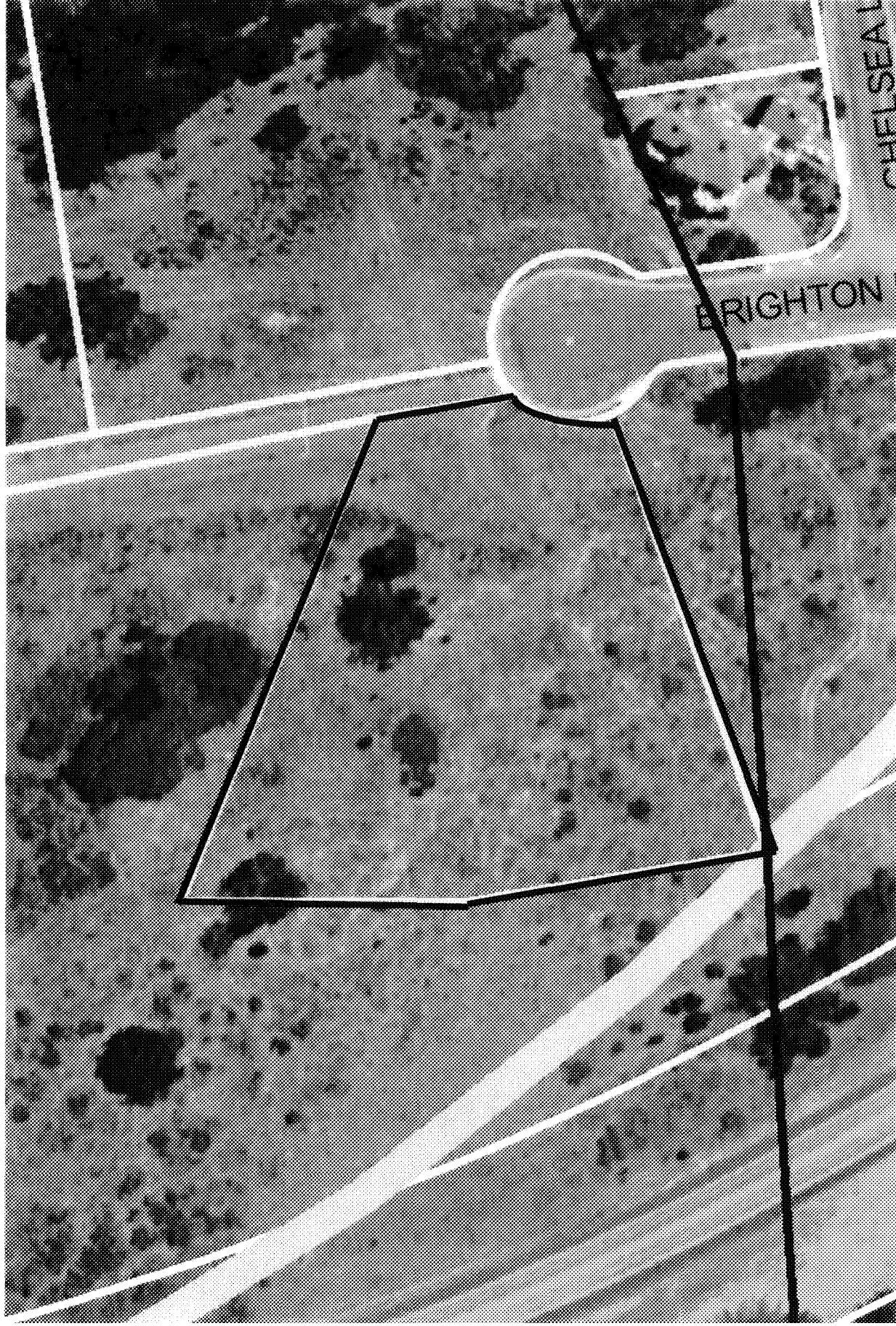


PROJECT

Minor Use Permit
DeGroot DRC2005-00150

EXHIBIT

Guest House Elevations



PROJECT

Minor Use Permit
DeGroot DRC2005-00150



EXHIBIT

Aerial Photograph

June 15, 2006

RRM Design Group
3765 S. Higuera St., Ste. 102
San Luis Obispo, CA 93401
P: (805) 543-1794
F: (805) 543-4609
www.rrmdesign.com

Mr. Harlan Degroodt
P.O. Box 452
Los Olivos, CA 93442

Re: Cambria Pines Estates Tract 1804, Lot 7 Design Review

Dear Mr. Degroodt:

The Cambria Pines Estates Design Review Committee has completed the development plan review for Lot 7. We appreciate the completeness of your submittal, your attention to architectural detail and the effort to maintain the quality of the design goals for the Cambria Pines Estates neighborhood. The plan submittal you provided shows adequate information to satisfy the committee based on the design character for the lot and home, and general compliance with the Design Guidelines. The committee has determined these findings:

- 1) The architectural style and details are consistent with the intent of the Design Guidelines. Materials have a rural character fitting the style of the neighborhood and suggest muted earth tones. During construction plan review, please submit samples or photos of the stucco stone, shingle siding, and roofing material. Elevations shall also be provided at that time for the small roof deck and front courtyard. It is our understanding that the materials of wall around the front courtyard will be rock and should complement the stone on the residence. The materials used in the courtyard shall fit in character with the architectural design, and samples must also be provided during your construction plan review.
- 2) Views of the proposed home from Highway 1 are limited in both directions based on placement of the structure behind the existing highway berm located between Lot 7 and Highway 1. The photo simulation provided shows good use of the berm and existing vegetation for screening and softening the structural view. It is our understanding that the small roof deck is entirely recessed down within the roofline, and that nothing will protrude above the roofline such as windscreens or patio umbrellas.
- 3) Any exterior lighting proposed for the building will be hooded to reduce glare as recommended.
- 4) Grading is minimal and meets the requirements for fill on this site according to cultural and visual requirements (no silhouette). Some tree roots will be affected by grading for the driveway (see the section guidelines for Pine and Oak Tree Protection within the Design Guidelines manual). The Design Committee recognizes that you have worked with the archaeologist on the amount of fill required over the culturally sensitive area, and that you have minimized the fill to reduce the visual disturbance to the site by the use of a sewer pump. The Design Committee understands you will provide alternatives for the placement of the garage and driveway in order to reduce grading outside of the building envelope. The

Mr. Harlan Degroodt
Page 2
June 15, 2006

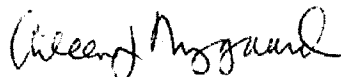
house is well sited based on the extent of constraints located on this site and the committee recognizes that minor grading outside the envelope is necessary to provide a transition to natural grade.

- 5) Due to the site restrictions, some Cambria Pines trees will be affected. Tree removal requires a replacement ratio of 4:1. Planting local native Cambria Pine trees on the fill slope to provide 'softening' of views from Highway 1 is desirable. Careful placement will enhance views from the house as well as toward the house. The retaining walls around the existing trees should fit into the overall architectural character, and photographs and/or elevations shall be provided depicting the retaining walls around the existing trees during your construction plan review phase.
- 6) Landscape materials consist of drought-tolerant species consistent with the recommendations of the Design Guidelines. Graded slopes should be planted or seeded with local native grasses or shrubs as a transition to the open space and to control erosion. The Design Committee suggests a unified plant palette with Lots 6 and 8 along the southwest side of the site in order to create a unified and consistent view from Highway 1. This coordination can occur during the construction document preparations.
- 7) Fencing is not allowed along property lines. If any fencing other than the courtyard is proposed, please submit plans consistent with the Design Guidelines during your construction plan review phase.

Based on the above findings, the Design Review Committee approves the development plan package as complete and ready for submittal to the county. Please keep the committee informed regarding any design changes required through the county approval process. After the county's approval of your Minor Use Permit, please contact the Design Review Committee to prepare for the next review. Construction documents will be reviewed for consistency with the development plans.

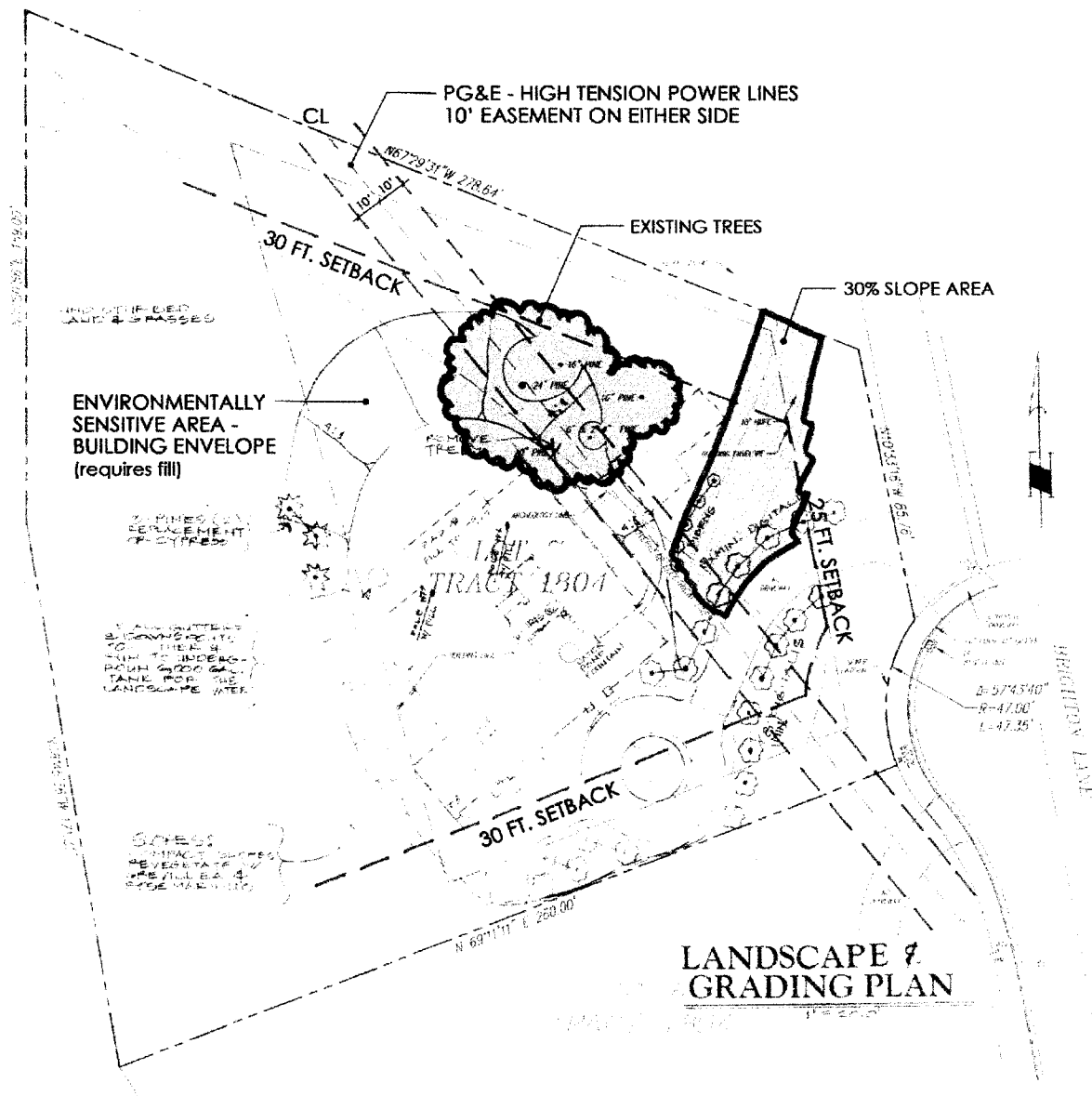
Sincerely,

RRM DESIGN GROUP



Aileen Nygaard
Senior Planner

cc: Marsha Lee, SLO County Planning Dept.
Walter Leimert, Cambria West/Leimert
Jeff Ferber, RRM Design Group
David Brown, Architect



A. Site Plan and Constraints Map



B. Front elevation used in simulations.



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2-7-06

From TO: PW

To FROM: ☐ - South County Team ☐ - North County Team ☒ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC2005-00150 Applicant: Degroot
MUP -> new 3,218 sq. ft. SFR on 1.37 acres
off Brighton Lane in Cambria, APN: 013-085-007.

Return this letter with your comments attached no later than: 2-22-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Drainage plan req'd w/ building permits

2-14-06
Date

Jim Peralta
Name

5271
Phone



ml

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2-7-06

TO: Cambria PSD - Water & Sewer

FROM: ☐ - South County Team

☐ - North County Team

☒ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC2005-00150 Applicant: Deardorff
MWP -> new 3,218 sq. ft. SFR on 1.37 acres
off Brighton Lane in Cambria, APN: 013-085-007.

Return this letter with your comments attached no later than: 2-22-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES

(Please go on to PART II.)

☐ NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Must pay retrofit-in-lieu fees per Leiment track 1804
agreement (see attached)

2/15/06
Date

Cori Ryan
Name

927-6225
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>

CAMBRIA COMMUNITY SERVICES DISTRICT**DIRECTORS:**

ILAN FUNKE-BILU, President
JOAN COBIN
PETER CHALDECOTT
GREG SANDERS
DONALD VILLENEUVE

**OFFICERS:**

VERN HAMILTON, Interim General Manager
KATHY CHOATE, Executive Assistant
ARTHER MONTANDON, Legal Counsel

1316 Tamson Drive, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • Facsimile (805) 927-5584

October 1, 2003

RE: Leimert Tract 1804 (Parcels 013.085.001 thru 18 inclusive)

To Whom it May Concern,

The above-referenced parcels are part of a settlement agreement between this District and Walter H Leimert Co. The agreement allows that each lot in Tract 1804 shall be provided with water service, and that lots 6 thru 10 shall also have sewer service. At this time, the water meters have all been installed and are being charged minimum service fees.

Each of these parcels are responsible to pay "retrofit" fees prior to commencement of construction, as per the District's Water Conservation and Retrofit Ordinance. The amount of said retrofit fee is based on the size of the parcel and the number of bathrooms in the proposed residence (currently running between \$11,550 and \$19,800).

Although the District is currently under a moratorium on new connections, the parcels in Tract 1804 were included in the list of outstanding commitments to be honored by the District, and are therefore exempt from the moratorium.

If you have any additional questions, please feel free to contact me at 805 927-6225.

Sincerely,

Joyce Hannum
Utilities Coordinator



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2-7-06

TO: Bldg. DIV

FROM: ☐ - South County Team ☐ - North County Team ☒ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC2005-00150 Applicant: Deerfoot
MUP -> new 3,218 sq. ft. SFR on 1.37 acres
off Brighton Lane in Cambria, APN: 013-085-007.

Return this letter with your comments attached no later than: 2-22-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Need to Apply for Grading & Building Const.
Permits Following Land-use Approval - Also Need
Approved Clearance to Utility Lines.
2/8/06 V. Masin 5625
Date Name Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

Visual Analysis

Harlan Degroodt Residence Cambria, California

APN 013-085-007

(In support of
Coastal Development Permit
DRC 2005-00150)

June 14, 2006

Prepared by:

Andrew Merriam, AICP
MBA Planning Group
890 Osos St., Suite A
San Luis Obispo, CA 93401

OK

Introduction

Property owner Harlan Degroodt has filed an application to obtain permits to construct a residence in northern Cambria. The address is 6185 Brighton Lane. The lot is adjacent to Highway 1, a designated scenic highway. The one story residence and small guest house are set back from the highway by approximately 300 feet and are separated from the highway by a low landscaped ridge. However, the site is visible for southbound travelers along Highway 1 from several locations.

This Visual Analysis addresses visual resource baseline conditions of the project area and the potential for the residence to create impacts to visual resources by either silhouetting the skyline or producing a visual change that is out of character with the existing visual context.

Assessment Methodology

Based upon the applicant's building location, which is shown on the site plan in Figure 2, pylons were placed in the field at the corners of the living and dining rooms, 32 feet apart. The pylons stand 18'-6" tall, with a 3' x 3' square colored panel at the top which provide both vertical and horizontal control embedded into the baseline photographs.

Four representative locations along southbound Highway 1 were selected for determining project visibility. These locations are shown as key viewing areas (KVAs on Figure 1). Based upon the visibility of the pylons the proposed structure will only be seen from KVAs 3 and 4 given the surrounding topography and screening vegetation. The project is not visible to travelers traveling northbound on Highway 1, unless they turn their heads more than 90 degrees in which case the visibility will be the same as for the southbound traveler.

Using Photoshop CS2 to import the baseline photos with the pylons in place, guides are drawn for scaling and measurement. Using the 3' measurement indicated by the colored panels on the pylons, the ground and roof heights are determined. The roof is 18' high, approximately three feet above the top of the pylon, when proposed grading is taken into

account. With the roof height and the 2 corners located, the elevation provided by the applicant's architect is placed onto the photo, rotated and scaled to fit the dimensions determined by the pylons. Vegetation in the foreground of the house was retained in the photo simulations.

In addition, this assessment identifies the applicable County and CEQA standards applicable to the project. The analysis concludes with an evaluation of the potential for the project to generate impacts and suggest supplemental mitigation measures (if any) to augment those already proposed by the applicant.

Regulatory Setting and Thresholds of Significance

Policies in the *Open Space Element of the San Luis Obispo County General Plan* protect scenic resources from public view corridors. The policies are an indication of the level of potential viewer sensitivity.

Open Space Policy OSP 39 indicates that areas with a combination of features including "1) varied topographic features including uniquely shaped rocks, dominant hills, mountains, or canyons" and "2) vegetative features including significant stands of trees, colorful variety of wildflowers or plants" are considered visually unique scenic areas. The project site meets these criteria for consideration as a scenic area.

OSP 40 requires proposed development in scenic areas to protect scenic vistas. Protective measures should include the following actions:

- "Locate structures, roads, and grading on portions of the site that are outside of the scenic resource or less visible."
- "Locate structures below prominent ridgelines and hilltops so they are not silhouetted against the sky."
- "Encourage architectural solutions which balance the property owners' desire to enjoy scenic vistas, yet fit the structures into the site in the least obtrusive manner."
- "In prominent locations, design structures with low profiles using color pallets taken from the natural landscape."
- "Locate signs, especially freestanding signs, so that they do not interfere with vistas from public view corridors."

OSP 41 requires protection of scenic vistas from scenic road and highways.

CEQA Guidelines

Appendix G of the CEQA Guidelines identifies the following four circumstances that can lead to a determination of significant visual impact:

1. The project has a substantial adverse effect on a scenic vista.
2. The project substantially damages scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.
3. The project substantially degrades the existing visual character or quality of the site and its surroundings.
4. The project creates a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

A fifth circumstance potentially leading to a significant visual impact would be:

5. The project results in an inconsistency with laws, ordinances, regulations, and standards (LORS) applicable to the protection of visual resources (which has been identified in previous paragraphs).

There are no additional visual guidelines for the community of Cambria that apply to this situation.

Thresholds of Significance

The above regulatory policies set the thresholds of significance. For the purposes of this analysis, the project would be determined to have a substantial negative aesthetic effect if it projects into the skyline, negatively alters the visual quality of the surrounding area, adversely affects a scenic vista, or substantially degrades the existing visual character of the site and its surroundings or creates a substantial new source of light and glare.

Baseline Conditions

The visual character along Highway 1 at the north end of Cambria, while rural and highly scenic, contains numerous elements of development related to both clustered residential

development and the commercial area fronting Moonstone Drive. The topography in the area is relatively dramatic with rolling hills, significant tree breaks and many vistas. Intermittent cypress and pine trees with open grasslands cover slopes adjacent to Highway 1 just before approaching the project site for southbound travelers as they proceed into the more urbanized area of Cambria. The northbound traveler is exiting the urbanized area around the intersections of Highway 1 at North Main and Moonstone Beach Drive. The topography in this area completely shields the site until the northbound traveler has passed the project location.

A residence was recently approved in 2005 for the adjacent Lot 6 on Brighton Lane. The reviewed and approved architectural elevation for Lot 6 has been simulated into the baseline conditions for this analysis. Per a conversation with the project architect, construction will begin on that site (Miller) in the near future and therefore it will become a defining feature within the context of the proposed Degroodt Residence.

Project Impacts

The map of Figure 1 shows the location of the residence (black rectangle on green lot) and the general relationship of Highway 1 and the four KVAs (view indicators in red) identified for analysis.

Figure 2 shows the site/grading plan with constraints identified. The building envelope is defined on north and south sides by 30' setbacks, on the east side by a 25' setback, as well as an environmentally sensitive area within the property boundaries. Existing vegetation and 30% slope areas are also labeled. The proposed guest house is located south east of the group of existing trees. Figure 2-B shows the proposed elevation used in the simulations. The guest house will be of similar style, character, and materials used.

As can be seen in Figure 3, the site is not quite visible for KVA's 1 and 2 given the vegetation and alignment of the Highway. The project location is identified with an arrow.

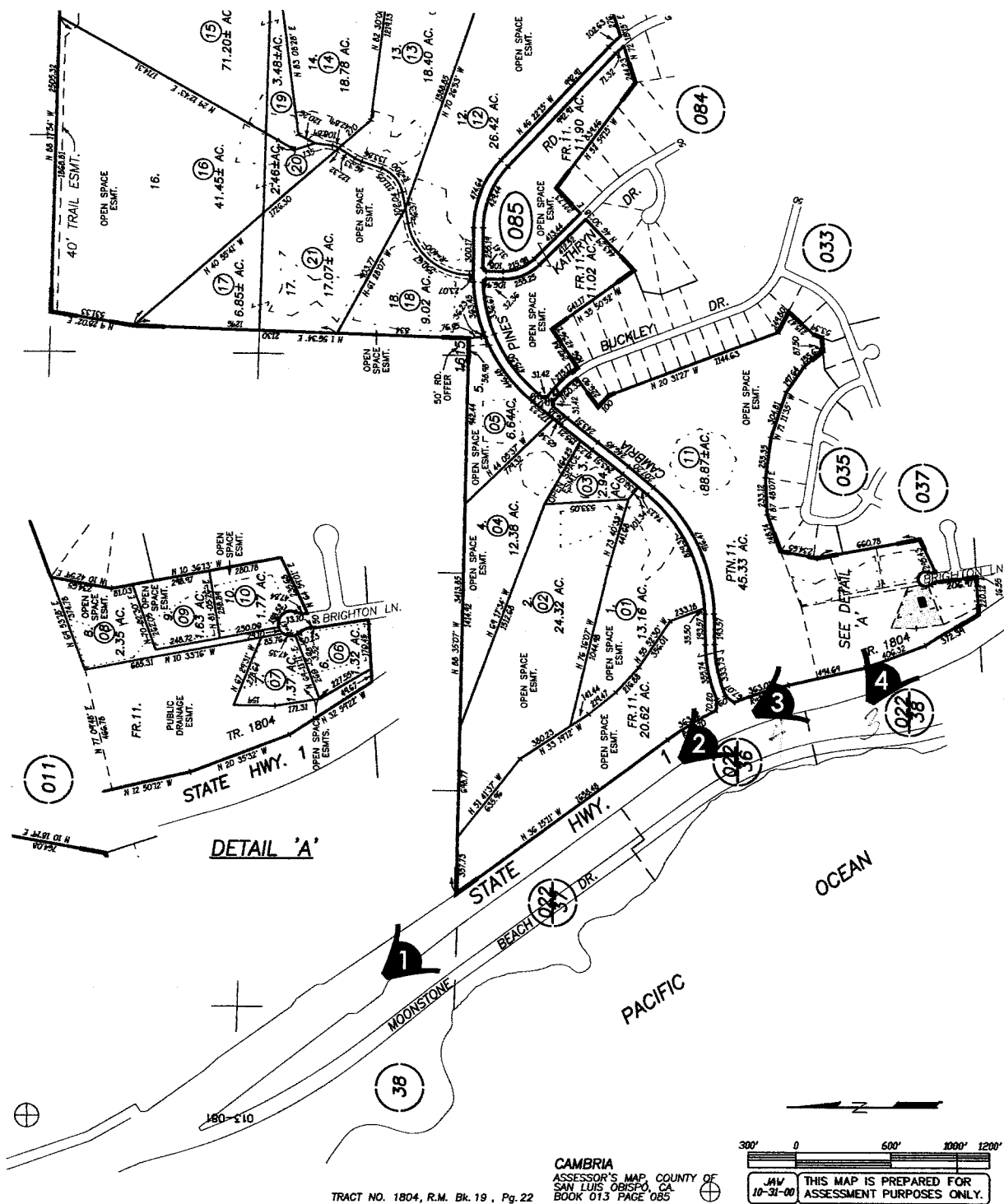
KVA 3 represents the view where the proposed residence will be most visible, approximately 1200 feet from the site. Just south of Cambria Pines Road the site becomes visible as the tree row is passed on the left. The structure is visible in several glimpses of approximately 4 to 5 second durations at highway speeds. The view from KVA 3, given the existing context of other residences higher up the hill and the expectation entering the community of Cambria, means that the addition of this structure will not be a significant change in the expectations of the viewer. The structure does not silhouette, no view is blocked nor is a scenic vista adversely affected. The natural colors proposed by the architectural scheme insure that the project will be less visible than its existing neighbors. The guest house is also not visible from KVA 3. The proposed ridgeline sits approximately eight feet below that of the main residence, and is therefore obscured by the adjacent group of trees to the north west. See Figure 4, photos A and B, for a comparison of the existing and proposed condition.

Figure 5, representing KVA 4, is the view closest to the project site and demonstrates the conditions as seen some 600-700 feet further south along Highway 1. In this view, the proposed structure is increasingly obscured by existing vegetation along the highway frontage. The view of the proposed structure from KVA 4 is brief and becomes cut off by the low ridge and vegetation now visible to the left of the highway. As with KVA 3, the proposed structure does not silhouette and is less obtrusive than adjacent residences higher up on the ridgeline. Again given the context, it is determined that the residence and guest house, as designed, will not exceed any of the thresholds established by the County ordinances or CEQA. However, additional landscaping can further reduce the visual change to the existing scene while preserving the major views from the residence.

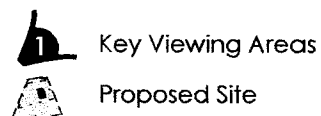
Conclusion

The project will not generate significant visual impacts if the following items are conditioned into the final conditions of approval:

- Addition of a 3-4' low landscape, shrub cover along the northwest patio to eliminate the view of the top of passing cars from the proposed residence and reduce the view of the residence from the Highway.
- Addition of one vertical tree to be planted northwest of Master Bath 2 to divide the building mass, provide a visual break in the roof line and, incidentally, to insure privacy in bathroom.
- The architectural roof forms are retained as shown.
- The roof height is restricted to 18 feet.
- The muted and mixed nature of building colors are retained as identified in Figure 2: Architectural Elevation.
- The proposed gas fireplace will installed/constructed as designed, and will not require a visible chimney which silhouettes the skyline.



Map showing locations of Key Viewing Areas (KVA)





A. KVA 1 (Highway 1 Southbound, 4000 feet from site)



B. KVA 2 (Highway 1 Southbound, 1800 feet from site)



A. Baseline photo as seen from KVA 4 (Highway 1, 600 feet from site)



B. Simulation showing proposed residence from KVA 4.



A. Baseline photo as seen from KVA 3 (Highway 1, 1200 feet from site)



B. Simulation showing proposed residence from KVA 3.

